



February 13, 2017

City of Mount Vernon
Community & Economic Development
P.O. Box 809 / 910
Cleveland Avenue Mount Vernon WA 98273

RE: Proposed new Skagit Valley Family YMCA facility at 1901 Hoag Road
Justification for Proposal

Zoning: P, Public

Comprehensive Plan Designation: CH, CC, S (churches, community colleges, schools)

Current Site Use: Vacant Land

The following analysis is a comprehensive response to the development standards as listed in the Mount Vernon Municipal Code Chapter 17.30, P Public District.

ITEM	MVMC	SVF YMCA COMMENTS
INTENT	17.30.010 The intent of these regulations is to provide areas within the community that are available for public uses and to have master plans prepared for some of those uses. (Ord. 3429 § 74, 2008).	NA, no comment needed
PERMITTED USES	17.30.020 Permitted primary uses in the P district shall include: A. Institutions such as schools, colleges, sanatoriums, convalescent centers and charitable uses; B. Churches, memorial buildings, community clubhouses and museums; C. Governmental buildings, including police and fire stations; D. Public parks; E. Cemeteries;	The proposed facility meets permitted use (A). The facility is a non-profit organization that provides youth development, early learning center, life skill classes, etc. The proposed facility also meets item (B) as a community clubhouse. The facility will have meeting spaces, recreational activities, and learning facilities.

	<p>F. Public and private vocational and technical schools;</p> <p>G. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate additional homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city Building Code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;</p> <p>H. Open space, wetland preserves, agricultural and critical areas;</p> <p>I. Public utility buildings, telephone exchanges, sewage pumping stations, electrical distribution substations, water tanks, water pumping stations and similar developments necessary for the operation of a public utility; and</p> <p>J. Commercial or public parking garages and/or commercial or public surface parking. (Ord. 3429 § 75, 2008).</p>	<p>The proposed facility also meets item (H) as it connects to the public wetlands adjacent to the site as well as the Ted Reep Trail.</p>
ACCESSORY USES	<p>17.30.030</p> <p>A. Permitted accessory uses in the P district shall include those uses and activities customarily associated with and necessary to the operation of the permitted primary use. This shall include day nurseries, preschools, heliports, medical office buildings (MOB), when associated with, and included as, part of the master plan for a hospital, and college housing/dormitories (group living quarters for a student body), subject to the regulations of the R-4 multifamily residential district and included as part of a master plan for a college, and where it can be shown the particular accessory use is necessary to and customarily associated with the particular permitted use.</p> <p>B. Each primary building or structure may be permitted to have one accessory building, which is exempt from</p>	<p>NA, no comment needed</p>

	building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are required to be shown on the master plan.	
CONDITIONAL USES	<p>17.30.040 Uses permitted by a conditional use permit in the P district shall include:</p> <p>A. Recreational vehicle (RV) parks subject to the following requirements:</p>	Item (A) NA, no comment needed.
ADMINISTRATIVE CONDITIONAL USES	<p>17.30.045 Uses permitted by an administrative conditional use permit and classified as a Type II permit in the P district are as follows:</p> <p>A. Parking lots located separately from a permitted primary use.</p>	Item (A) NA, no comment needed.
LOT AREA AND WIDTH	<p>17.30.050 There are no limitations on lot area and width.</p>	NA, no comment needed.
SETBACKS	<p>17.30.060 Minimum setback requirements are as follows:</p> <p>A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.</p> <p>B. Side and rear yards: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of 20 feet.</p>	The proposed project will meet all setback requirements.
MAXIMUM LAND COVERAGE	<p>17.30.070 Repealed by Ord. 3267</p>	NA, no comment needed.
BUILDABLE AREA CALCULATION	<p>17.30.071 Repealed by Ord. 3267</p>	NA, no comment needed.
BUILDING HEIGHT	<p>17.30.080 Maximum building height in the P district shall be four stories, but not more than 50 feet. Building height in excess of four stories or 50 feet may be approved through the conditional use process. Uninhabitable portions of structures such as a church spire, fleche, campanile or high</p>	The proposed project will not exceed the maximum allowed building height (50 feet). The project proposes a maximum two story structure.

	nave, a dome and lantern or a clock tower may be permitted to exceed the height limit; provided, such appurtenances are not intended as advertising devices.	
SPECIAL REGULATIONS	<p>17.30.090 For all uses allowed under this chapter that are 10 acres in size or larger, a master plan shall be prepared. The master plan shall be processed as a type IV permit under Chapter 14.05 MVMC and shall meet the requirements outlined below. A site plan for each permitted and conditional use under 10 acres shall be prepared and reviewed as a type III permit under Chapter 14.05 MVMC for new construction or major addition(s) to an existing structure as determined by the development services director.</p> <p>A. Master Plan Submittal Requirements. The master plan shall include proposed land use information (land use, densities, site design, adjacent uses, circulation, utility corridors and alignments, wetlands) for review and approval by the city pursuant to the procedures of this chapter. The master plan shall also be accompanied by a phasing plan describing the general boundaries of each phase and the expected date at which a detailed site plan for that phase will be submitted. No project to be developed in phases may exceed 10 years from the time the master plan is approved until the final plan is submitted.</p> <p>B. The master plan shall be reviewed by the hearing examiner, recognizing the lesser level of detail included in the master plan application.</p> <p>C. Subsequent applications for approval shall be consistent with any approved master plan and shall contain all of the detailed information and materials deemed necessary by the development services director to adequately review the project.</p>	<p>The project site is a vacant, 5.29 acre parcel.</p> <p>A site plan for the proposed project will be prepared and will follow the Type III review process (under 10 acre proposal).</p>
LANDSCAPING	<p>17.30.100 Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC.</p>	<p>The proposed project will meet all landscaping requirements per Chapter 17.93 MVMC. (P) zone requires a minimum of 15% general landscaping including 10% of the parking area landscaping.</p>

		Landscape calculations, plans, etc. will be submitted showing compliance.
PARKING	17.30.110 Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC.	The majority of the required off-street parking will be provided on site. The remainder of the required parking will be provided on the adjacent parcel (Salem Lutheran Church). A shared parking agreement is already in place, which states that 98 parking spaces are allotted for the proposed project use. The site will also include bus parking, pick-up/drop-off zones, and screened delivery truck access.
SIGNS	17.30.120 Signs shall meet the requirements as provided in Chapter 17.87 MVMC for a comprehensive sign plan.	A detailed Sign Plan showing type, height, etc. will be submitted for Staff review along with a site plan showing location.
SITE PLAN REVIEW	17.30.130 All developments in this district shall be subject to a site plan review as provided in Chapter 17.90 MVMC.	A master site plan will be submitted for staff review and approval. The site plan will show all required information for approval, including but not limited to, boundaries, wetland buffers, parking areas (including stall dimensions, ADA access, driving and pedestrian circulation, etc), landscape calculations and locations, building footprint, utility locations, and adjacent land uses, among others.
DEVELOPMENT EXCEPTIONS ADJACENT TO C-1 DISTRICT	17.30.140 In cases where a permitted or conditional use in the P district is adjacent to a C-1 district, the setbacks, lot coverage, building height, landscaping and sign requirements of the C-1 district may apply provided all other development regulations of the P district are observed.	NA, no comment needed as this site is not adjacent to a C-1 zone.

If you have any questions, comments, or concerns please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J McNett". The signature is fluid and cursive, with the first letter of the first name being a large, stylized "J".

Jeremy McNett, Assoc. AIA
Owner's Representative, SVF YMCA



Underwood & Associates, llc

1005 Fourth Street - Anacortes, Washington, 98221 360.588-0471


January 27, 2017

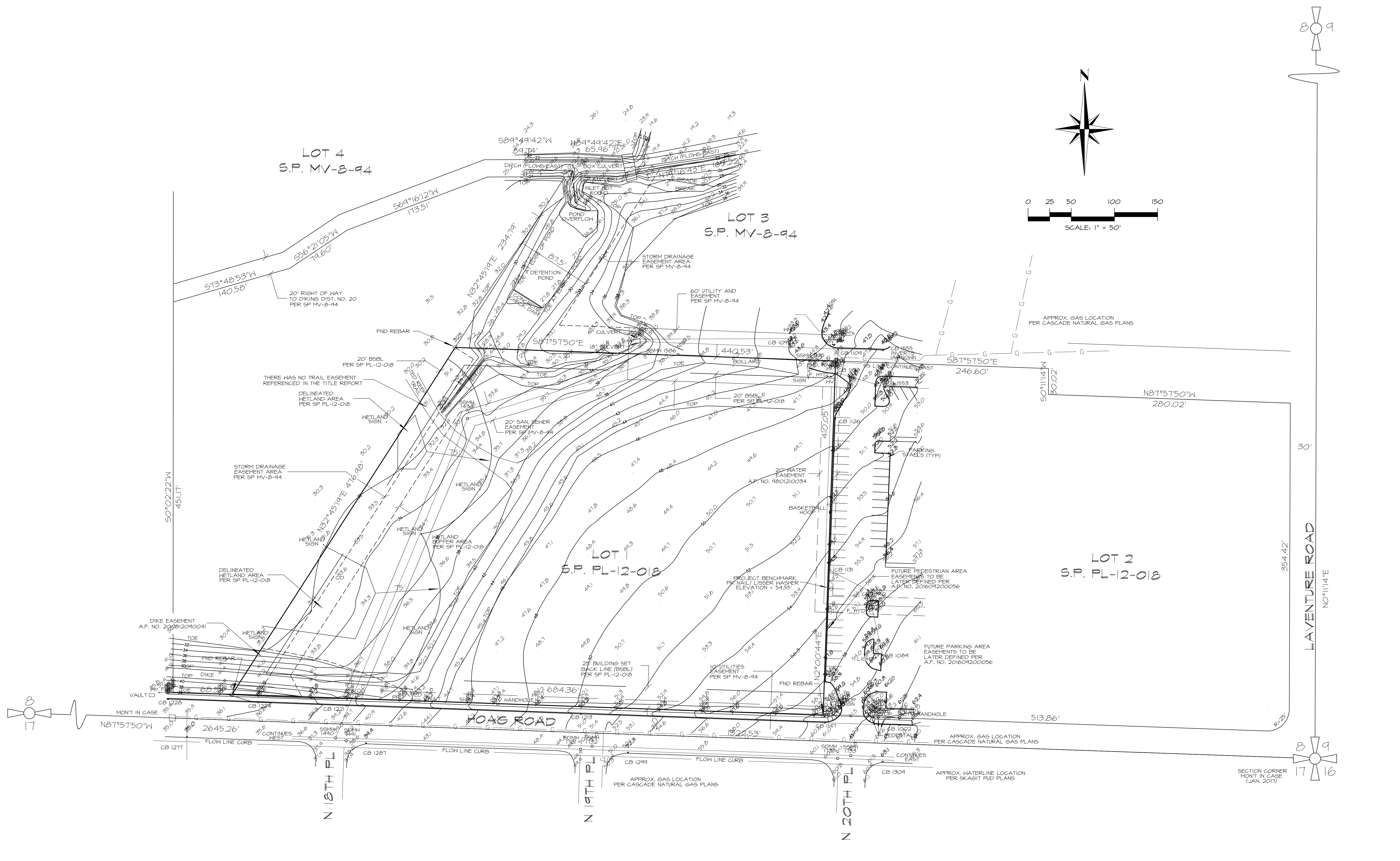
City of Mount Vernon
Community & Economic Development
P.O. Box 809 / 910
Cleveland Avenue Mount Vernon WA 98273

RE: Legal Description, 1901 Hoag Road, Skagit Valley Family YMCA

To Whom It May Concern:

Attached is a copy of the Legal Description and Ownership of the referenced property.

Details	Improvements	Land	Transfers	History	Taxes	Permits	Sales Comps
Details for Parcel: P116052							
	Jurisdiction:		MOUNT VERNON				
	Zoning Designation:		Please contact the city of MOUNT VERNON for MOUNT VERNON zoning information.				
	Recorded Documents		<i>Documents scanned and recorded by the Auditor's office</i>				
	Excise Affidavits		<i>Document scans of excise affidavits</i>				
Parcel Number	XrefID			Quarter	Section	Township	Range
P116052	340408-0-013-0600			SE	18	34	04
Owner Information			Site Address(es)		Map Links		
SKAGIT VALLEY FAMILY YMCA					Open in iMap		
215 EAST FULTON STREET					Assessor's Parcel Map:		
MOUNT VERNON, WA 98273					PDF DWF		
Current Legal Description		Abbreviation Definitions					
(5.2900 ac) DR20 DK20: LOT 1 SALEM SHORT PLAT PL12-018, RECORDED UNDER AF#201206050038 BEING A PORTION SE1/4 SE1/4 AKA LOT 1 S/P MV08-94 REC AF #9707010107 EXCEPT 5.00 ACRES EXEMPT PER DOR							



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320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-1442

NO.	DATE	REVISION	BY	REV.

TOPOGRAPHIC SURVEY

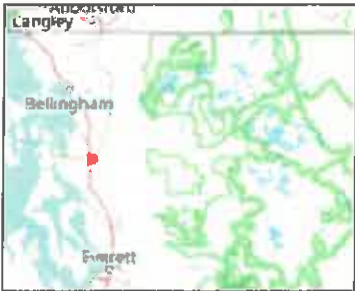
SCALES
HORIZONTAL: 1"=50'
VERTICAL: N/A
DESIGNED:
DRAWN: JDB
CHECKED: BGL

SURVEY IN A PORTION OF
SECTION 8, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: SKAGIT VALLEY FAMILY YMCA

FB. 390 PG. 30
DATE: JAN. 20, 2017
DRAWING: 16-123 TOPO
JOB NO.: 16-123
SHEET: 1 OF



Map Title



Legend

- Tax Account Numbers
- Tax Account Type
 - * Land
 - Senior Exemption
 - Mobile Home Only
 - Building Only
- Tax Parcels
- Pre Tax Account Property
- City Limit Lines
- County Boundary

0.11 0 0.05 0.11 Miles
Scale 1: 3,475
© Skagit County



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. NOT TO BE USED FOR NAVIGATION.
11/2/2016

Notes

Notes

PNumber	SitusStNo	SitusStName	SitusCSZ	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	OwnerCity	OwnerStat	OwnerZip
P80768	2414 N 18TH PL		MOUNT VERNON, WA 98273	TAYLOR WILLIAM A & TAYLOR MICHELLE S	2414 N 18TH PL			MOUNT VERNON	WA	98273
P25854	2020 HOAG RD		MOUNT VERNON, WA 98273	ROSS BRIAN B & ROSS MICHELLE M	411 S 38TH PL			MOUNT VERNON	WA	98274
P111843	2625 LAVENTURE		MOUNT VERNON, WA 98273	SALEM VILLAGE	3100 N 30TH ST BOX 2			MOUNT VERNON	WA	98273
P83237	1713 MEADOW DR		MOUNT VERNON, WA 98273	CARTEE JOHN J		1713 MEADOW DR		MOUNT VERNON	WA	98273
P80788	2325 N 20TH PL		MOUNT VERNON, WA 98273	STRACHILA BERNARD & STRACHILA CATHERINE T	2325 N 20TH PL			MOUNT VERNON	WA	98273
P83235	1712 MEADOW DR		MOUNT VERNON, WA 98273	DOMINGUEZ LEOBARDO		1712 MEADOW DR		MOUNT VERNON	WA	98273
P80781	2418 N 19TH PL		MOUNT VERNON, WA 98273	LARCENA ETHELINDA R & LARCENA BEN M	SALAZAR VERONICA R	1900 SW 16TH AVE		OAK HARBOR	WA	98277
P80765	2413 N 19TH PL		MOUNT VERNON, WA 98273	RIVERS RYDER G	RIVERS MIRIAH L	2413 N 19TH PL		MOUNT VERNON	WA	98273
P80740	2017 MARGRET PL		MOUNT VERNON, WA 98273	SANTIAGO ALFREDO & SANTIAGO LOREMIA	2017 MARGARET PL			MOUNT VERNON	WA	98273
P80789	2407 N 20TH ST		MOUNT VERNON, WA 98273	WHITNEY JOHN K & WHITNEY JEANNE L	9868 WINDY RIDGE LN			BOW	WA	98232
P80783	2404 N 19TH PL		MOUNT VERNON, WA 98273	KAZDA KURT P & MCKNIGHT COLLEEN K	26612 LAKESIDE			SUN LAKES	AZ	85248
P80766	2419 N 19TH PL		MOUNT VERNON, WA 98273	NELSON RAY P	NELSON GLORIA A	2419 N 19TH PL		MOUNT VERNON	WA	98273
P112213				SALEM VILLAGE	3100 N 30TH ST BOX 2			MOUNT VERNON	WA	98273
P83236	1714 MEADOW DR		MOUNT VERNON, WA 98273	COULTER AARON D	HOPKINBOYD HILARY	1714 MEADOW DR		MOUNT VERNON	WA	98273
P80746	2008 MARGRET PL		MOUNT VERNON, WA 98273	QUEEN BRIAN J		2008 MARGARET PL		MOUNT VERNON	WA	98273
P25866				CITY OF MOUNT VERNON		PO BOX 809		MOUNT VERNON	WA	98273
P80741	2103 MARGRET PL		MOUNT VERNON, WA 98273	CARR BRIAN V & CARR HEATHER L	2103 MARGRET PL			MOUNT VERNON	WA	98273
P119634				SALEM VILLAGE	3100 N 30TH ST BOX 2			MOUNT VERNON	WA	98273
P80767	2420 N 18TH PL		MOUNT VERNON, WA 98273	MCCONNELL LISA D			2420 NORTH 18TH PLACE	MOUNT VERNON	WA	98273
P80764	2407 N 19TH PL		MOUNT VERNON, WA 98273	VANDERMEULEN JOAN		2407 N 19TH PL		MOUNT VERNON	WA	98273
P80782	2412 N 19TH PL		MOUNT VERNON, WA 98273	VILLALOBOS JOSE		2412 N 19TH ST		MOUNT VERNON	WA	98273
P24136	2619 N LAVENTURE RD		MOUNT VERNON, WA 98273	SALEM VILLAGE ONE LLC				MOUNT VERNON	WA	98273
P116052				SKAGIT VALLEY FAMILY YMCA			3100 N 30TH STREET UNIT 2	MOUNT VERNON	WA	98273
P111844	1725 HOAG RD		MOUNT VERNON, WA 98273	NOOKACHAMPS LLC	ATTN TCP II WILDLANDS LLC	3715 NORTHSIDE PARKWAY BLDG 200 STE 500	215 EAST FULTON STREET	ATLANTA	GA	30327
P80779	2413 N 18TH PL		MOUNT VERNON, WA 98273	TAYLOR WILLIAM A & TAYLOR MICHELLE S	2414 N 18TH PL			MOUNT VERNON	WA	98273
P83238	1711 MEADOW DR		MOUNT VERNON, WA 98273	SUNDBERG MARK A	SUNDBERG DONNA A	1711 MEADOW DR		MOUNT VERNON	WA	98273
P80790	2419 N 20TH ST		MOUNT VERNON, WA 98273	US BANK NA		4801 FREDERICA ST		OWENSBORO	KY	42301
P112374				NOOKACHAMPS LLC	ATTN TCP II WILDLANDS LLC	3715 NORTHSIDE PARKWAY BLDG 200 STE 500		ATLANTA	GA	30327
P24186				NOOKACHAMPS LLC	ATTN TCP II WILDLANDS LLC	3715 NORTHSIDE PARKWAY BLDG 200 STE 500		ATLANTA	GA	30327
P80778	2407 N 18TH PL		MOUNT VERNON, WA 98273	BURNS MICHAEL L & BURNS BETTY J	2407 N 18TH PL			MOUNT VERNON	WA	98273
P80769	2408 N 18TH PL		MOUNT VERNON, WA 98273	PRESTMO DEBORAH M		2408 N 18TH PL		MOUNT VERNON	WA	98273
P80780	2421 N 18TH PL		MOUNT VERNON, WA 98273	GONZALEZ ESTELA D		2421 N 18TH PL		MOUNT VERNON	WA	98273
P111842	2529 LAVENTURE		MOUNT VERNON, WA 98273	SALEM LUTHERAN CHURCH		2529 N LAVENTURE RD		MOUNT VERNON	WA	98273

STRUCTURE TABLE

CATCH BASIN INVERT TABLE

CB 1002 LID ELV = 64.6'
12" PVC E. IE = 57.6'
12" PVC W. IE = 57.5'
CB 1084 LID ELV = 59.9'
6" PVC N. IE = 57.3'
CB 1090 LID ELV = 56.4'
12" PVC E. IE = 52.3'
12" PVC NW. IE = 52.2'
6" PVC S. IE = 52.9'
(E. CONNECTION UNKNOWN)
CB 1091 LID ELV = 42.3'
8" PVC NE IE = 36.5'
8" PVC W. IE = 36.4'
(NE CONNECTION UNKNOWN)
CB 1108 LID ELV = 45.6'
12" PVC N. IE = 43.2'
12" PVC E. IE = 43.1'
12" PVC S. IE = 43.2'
CB 1109 LID ELV = 45.2'
18" PVC E. IE = 42.3'
18" PVC W. IE = 42.3'
12" PVC S. IE = 42.7'
CB 1126 LID ELV = 48.4'
12" PVC N. IE = 45.9'
12" PVC S. IE = 46.0'
CB 1131 LID ELV = 54.3'
12" PVC N. IE = 51.3'
12" PVC SE. IE = 51.3'
CB 1147 LID ELV = 60.5'
12" PVC E. IE = 57.1'
12" PVC W. IE = 57.1'
CB 1213 LID ELV = 50.2'
12" PVC E. IE = 46.3'
12" PVC W. IE = 46.3'
CB 1221 LID ELV = 38.9'
12" PVC E. IE = 35.0'
12" PVC W. IE = 35.0'
CB 1228 LID ELV = 35.1'
12" PVC E. IE = 31.5'
12" PVC W. IE = 31.5'
12" PVC N. = CAPPED
CB 1271 LID ELV = 35.0'
8" CMP N. IE = 29.7'
8" CMP S. IE = 30.2'
(N. CONNECTION UNKNOWN)
(S. CONNECTION UNKNOWN)
CB 1287 LID ELV = 39.9'
8" CMP E. IE = 36.7'
(E. CONNECTION UNKNOWN)
CB 1299 LID ELV = 52.4'
8" CMP W. IE = 50.5'
(W. CONNECTION UNKNOWN)
CB 1309 LID ELV = 63.1'
8" CMP W. IE = 61.3'
(W. CONNECTION UNKNOWN)
CB 1553 LID ELV = 50.0'
12" PVC W. IE = 47.8'
6" PVC E. IE = 48.0'
(E. CONNECTION UNKNOWN)

SDMH INVERT TABLE

SDMH 1491 LID ELV = 39.3'
24" CMP S. IE = 31.4'
24" CMP W. IE = 31.4'
18" CMP E. IE = 31.8'
SDMH 1731 LID ELV = 50.5'
18" CMP E. IE = 44.7'
18" CMP W. IE = 44.5'
12" CMP S. IE = 44.7'
SDMH 1733 LID ELV = 61.2'
18" CMP E. IE = 54.6'
18" CMP W. IE = 54.4'
12" CMP S. IE = 54.8'

SSMH INVERT TABLE

SSMH 1105 LID ELV = 44.3'
8" PVC N. IE = 37.9'
8" PVC E. IE = 37.8'
8" PVC W. IE = 37.7'
SSMH 1434 LID ELV = 34.8'
8" PVC E. IE = 29.7'
8" PVC S. IE = 29.7'
SSMH 1490 LID ELV = 39.0'
8" PVC N. IE = 29.0'
8" PVC E. IE = 29.0'
8" PVC S. IE = 29.0'
8" PVC W. IE = 28.9'
SSMH 1586 LID ELV = 38.0'
8" PVC E. IE = 30.3'
8" PVC W. IE = 30.1'
SSMH 1732 LID ELV = 51.0'
8" PVC E. IE = 43.0'
8" PVC S. IE = 42.9'
8" PVC W. IE = 42.7'
SSMH 1734 LID ELV = 61.8'
8" PVC S. IE = 53.5'
8" PVC W. IE = 53.4'

NOTES

SURVEY IN A PORTION OF LOTS 1 AND 2 SHORT PLAT PL-12-018, RECORDED UNDER A.F. NO. 201206050038 AND IN PORTIONS OF LOTS 3 AND 4 SHORT PLAT NO. MV-8-44 RECORDED UNDER A.F. NO. 4TOTO1O1OT RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN A PORTION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

NOTES

- PROPERTY CORNERS WERE FOUND AS SHOWN.
 - MERIDIAN: ASSUMED PER PREVIOUS SURVEYS, SEE NOTE NO. 10.
 - BASIS OF BEARING: MONUMENTED CENTERLINE OF HOAG ROAD AS SHOWN ON SHORT PLAT PL-12-018.
- BEARING = NORTH 87°57'50" WEST
- DATUM: NGVD 729
 - SPOT ELEVATIONS SHOWN AT POINT
 - UTILITIES SHOWN HEREON ARE BASED UPON OBSERVABLE UTILITY LINES AND UTILITY COMPANY RECORDS (NATURAL GAS AND WATER). NO UTILITIES WERE MARKED IN THE FIELD IN ASSOCIATION WITH THIS SURVEY. PRIOR TO CONSTRUCTION UTILITIES, SHOULD BE MARKED TO CONFIRM THE LOCATION OF UTILITY LINES AS WELL AS IDENTIFY ANY ADDITIONAL UTILITY LINES THAT MAY HAVE BEEN ADDED OR NOT OBSERVED SINCE THIS WORK WAS PERFORMED.

7. THIS SURVEY WAS PREPARED AT THE REQUEST OF SKAGIT VALLEY FAMILY YMCA, FOR THE PURPOSES OF LOCATING THE AS BUILT CONDITIONS OF THE PROPERTY AND MAPPING OF EASEMENTS REFERENCED IN TITLE REPORT PREPARED BY LAND TITLE COMPANY, ORDER NO. 01-160998-0, DATED JANUARY, 4, 2017, FIELD WORK WAS COMPLETED IN JANUARY 2017.

8. DISTANCES SHOWN HEREON ARE IN FEET.

9. PROJECT BENCHMARK: TOP PK NAIL WITH WASHER INSCRIBED LISSER 22960
ELEVATION = 54.55? NGVD 729

10. FOR ADDITIONAL SURVEY AND RIGHT-OF-WAY INFORMATION SEE SHORT PLAT NO. PL-12-018 RECORDED UNDER A.F. NO. 201206050038 AND SHORT PLAT NO. MV-8-44 RECORDED UNDER A.F. NO. 4TOTO1O1OT.

11. THE TITLE REPORT REFERENCED UNDER NOTE NO. 7 REFERENCES THE FOLLOWING DOCUMENTS 91T05150052, 9TOTO1O1O8, 9TOTO1O1OT, 9801210034, 200812040040, 200812040041, 201206050038 AND 201604200056.

12. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FLOOD PLAIN OF THE SKAGIT RIVER, SHOWN AS ZONE A1 ON FIRM MAP 530158-001-B DATED JANUARY 3,1985, CONTACT THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDING WITHIN THE FLOOD PLAIN.

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SURVEYING & LAND USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98213
360-419-7442

NO.	DATE	REVISION	BY	REV.

TOPOGRAPHIC SURVEY

SCALES
HORIZONTAL:
VERTICAL: N/A
DESIGNED:
DRAWN: JDG
CHECKED: BGL

SURVEY IN A PORTION OF
SECTION 8, T. 34 N., R. 4 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR: SKAGIT VALLEY FAMILY YMCA

FB. 3906PG. 30
DATE: JAN. 20, 2017
DRAWING: 16-123 TOPO
JOB NO.: 16-123
SHEET: 2 OF 2



PLANNING WORKSHEET

Project: YMCA		Zoning: P P-P (Public Planned-Public)	
Site Address:		Comprehensive Plan: CH (Church)	
Parcel Number(s)		Lot Size:	Previous City Permit(s) N/A
Proposed Uses: <input type="checkbox"/> Permitted <input type="checkbox"/> Accessory <input type="checkbox"/> Adm. CUP <input type="checkbox"/> CUP <input type="checkbox"/> Special Use <input type="checkbox"/> Undetermined <input type="checkbox"/> Not Permitted			
Process to Approve: The options presented cannot be processed by City Staff. <input type="checkbox"/> Type I (Adm. Review without Notice) <input checked="" type="checkbox"/> Type II (Adm. Review with Notice) Site Plan Review <input type="checkbox"/> Type III (Hex Review with Public Hearing) <input type="checkbox"/> Type IV (Hex or PC Recommendation to CC for Final Decision) <input type="checkbox"/> Type V (CC Review with Public Hearing) <input type="checkbox"/> Undetermined: SEPA Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined		Critical Areas: <input checked="" type="checkbox"/> Wetland Indicators <input checked="" type="checkbox"/> Streams <input type="checkbox"/> Slopes in Excess of 15% <input type="checkbox"/> Other <input type="checkbox"/> No Indicators Previous reports were prepared for the site but are more than 5 years old. Updated Critical Areas reports that comply with MVMC 15.40 are required for this project.	
Setbacks:		Flood Zone: Yes A-1	
Front:	25 feet on arterials and 10 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets.	Max. Building Height (if applicable): Four stories but not more than 50 feet. Max. Lot Area (if applicable): N/A	
Side/Side:	Side and rear yards: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of 20 feet		
Rear:	See above.		
Parking:		Landscaping:	
# of Existing Spaces:	NA	Overall Percentage:	15%
Parking Ratio Required:	Because the complex has a mix of uses, a parking analysis will need to be conducted using the various uses and the parking ratios included in 17.84.030. A table summarizing the parking analysis should be included on the site plan.	Street Frontage: <i>(both public and private roads, not driveways or pedestrian walks)</i>	10 foot planting strip. Trees shall be planted every 30 feet. See 17.93.020 D for specifics.
# of Spaces Needed:	TBD	Parking Lot:	10% of parking area unless parking is within a structure.
Parking Space and Aisle Dimensions: TBD, see MVMC 17.84.060 to ensure compliance. Note: turning radi per Fire Code is 28 feet inside/45 feet outside and if access to a fire hydrant is required the travel path is required to be widened to 26 feet.		Screening Required?	Type 1 screening is required between the residentially designated parcels to the north and to the west. Minimum width is 10 feet and is in addition to other landscaping requirements. Type I screening requirements are described in 17.93.040 A
ADA Compliant? TBD		Stormwater Facility Screening?	Yes, if the side slopes of this facility are 5:1 or steeper the facility shall be screened according to MVMC 17.93.040(C)

Signage:	Other:
Existing: NA	See Staff Notes, below.
Proposed: NA	

Staff Notes:

1. Staff has completed a preliminary review of the pre-application materials for the above referenced development proposal. The following comments on development and permitting are based on the pre-application submittals made to the City of Mount Vernon by the applicant and the code in effect on the date of review. The applicant is cautioned that information contained in this summary may be subject to modification and/or concurrence by official decision-makers; e.g., the Hearing Examiner, the CEDD Director, the Planning Commission and/or the City Council. Review comments may be revised based upon site planning and other design changes as required or made by the applicant. The applicant is encouraged to review all applicable sections of the Mount Vernon Municipal Code (MVMC). The Development Regulations are available on-line and for purchase at the Community & Economic Development Department.
2. The zoning for the site is Public with a Planned Public overlay. The applicant will need to refer to the ordinance that established the overlay for specifics that apply to the designation and may need to modify if necessary. The adjacent zoning categories appear to be accurately reflected.
3. In a previous submittal it was determined that the proposed use is an allowable use in the Public zone. As mentioned previously the applicant will need to review the overlay requirements to determine if modification is necessary.
4. Required setbacks are described in the setbacks section on the previous page. It is not clear that the north setback would be 0 feet since it is not clear that the "easement" would qualify as a street or alley.
5. See landscaping section on the previous page for landscaping requirements. Also refer to 17.93. In addition to these setbacks, required critical area setbacks must be observed and/or mitigated. Screening will be required between residential designations and the proposal as soon as any site development begins. Screening reductions can be approved by the CEED director with concurrence of the adjacent property owner. Per MVMC 17.93 "Type I landscaping shall incorporate the use of either earth-berming or a six-foot-high (reduced in the front yard setback area) sight-screening fence."
6. A parking analysis will be required as part of the site plan review. You can use the square footage for each of the various uses and the use from 17.84 that best fits; add them up for total required parking. ADA requirements are based on total number of stalls. Cross over parking is acceptable as long as both uses have adequate parking and there is an agreement for shared use. The parking analysis will have to include both uses to show that adequate parking is available.
7. SEPA will be required for the entire project at the start. It can indicate that the proposal is phased but the point of SEPA is to evaluate the overall impacts of a project early.
8. Critical area reports need to be updated every 5 years. If the current reports are less than 5 years old then they are still applicable. Please submit the most current reports or update as necessary.

The codes referenced in this memo are only requirements imposed by the City of Mount Vernon. The applicant needs to be aware that other Federal and State requirements (WA State Department of Ecology, Department of Natural Resources, Department of Fish & Wildlife, Federal Corps of Engineers, etc.) may apply to their proposal and that the City of Mount Vernon is not responsible for informing or enforcing requirements from other agencies.

Project permit applications requiring a pre-application conference must be submitted to the City and accepted as counter complete pursuant to MVMC 14.05.190 within six months of a written summary of the pre-application conference. If an application is not submitted within six months, the proposal shall require another pre-application conference to take into account any new City policies and changes to the MVMC or Comprehensive Plan.

2. PERMITS/PROCESS REQUIRED:

- SEPA Process;
- Site Plan Review;
- Traffic Concurrency;
- Critical Areas Permit;
- Fill & Grade Permit;
- Right-of-Way and Utility Permits.

3. ITEMS AVAILABLE TO DOWNLOAD FROM CITY WEBSITE: Please visit the City's website at: www.mountvernonwa.gov; once on the City's website click on 'Municipal Code & Amendments' under the 'Your Government' menu for these documents:

- Chapter 15.40 Critical Areas Ordinance;
- Chapter 17.30 Public zone;
- 17.84 Parking
- 17.93 Landscaping
- Site Plan Submittal Checklist;
- Master Land Use Application; and,
- Affidavit of Labels.



February 15, 2017

City of Mount Vernon
Community & Economic Development
P.O. Box 809 / 910
Cleveland Avenue Mount Vernon WA 98273

RE: Proposed new Skagit Valley Family YMCA facility at 1901 Hoag Road
SEPA Project Narrative

Zoning: P, Public

Comprehensive Plan Designation: CH, CC, S (churches, community colleges, schools)

Current Site Use: Vacant Land

Special Site Features: A wetland exists adjacent to the parcel on the west property line. A wetland buffer extends onto the site. The Ted Reep Trail head is on the west portion of the site.

Soil Type: Loose to medium fill up to 6' was detected by GeoEngineers during soil boring tests with another 12" of top soil. The underlying native soils are stiff to very stiff silt/clay.

The proposed project consists of the construction of two structures to house the Skagit Valley Family YMCA. The main building is currently planned to be approximately 56,000 sf. This building will house: the natatorium with a four to six lane pool and second, warm water recreation pool for aerobics, swim lessons, and physical therapy; a gymnasium with running track; locker and changing rooms for families, men, and women; wellness center with two exercise rooms; a teaching kitchen; a community room; teen center; staff and administration offices; support facilities, which include restrooms, mechanical rooms, boiler room, electrical room, and storage areas.

The accessory building will house the early learning child care center and is proposed to be approximately 5,900 sf. This facility will include four classrooms, washrooms, common areas, staff offices, and storage spaces.

Space Summary: (does not include halls, utility, or mechanical spaces)

❖ Pools and locker rooms:	13,000 sf
❖ Gym, track, studios:	14,000 sf
❖ Teen center:	1,000 sf
❖ Wellness center:	7,000 sf
❖ Teaching kitchen:	1,200 sf
❖ Community Room:	4,300 sf
❖ Staff/Admin. offices:	2,000 sf
❖ Support spaces:	2,500 sf
❖ Early Learning Center:	5,900 sf

The site is currently vacant land and totals 5.29 acres or approximately 230,628 square feet. The site has a wetland buffer along its western edge, which will be maintained. The parking area and driving lanes is estimated to be approximately 56,259 sf. The remainder of the site will be maintained for landscaping, lawn, and stormwater retention. The project is not currently planned as a phased development. The facility is expected to be completed in March of 2019. The site will be accessed off of Hoag Road.

No offsite improvements are currently planned or expected. The total estimated construction cost is \$16 million.

Approximate Lot Coverage is as follows (subject to change as design and parking are finalized):

Main Building:	36,500 sf (footprint)
Early Learning Center:	5,900 sf (footprint)
Patios & Walkways:	11,403 sf
Parking & Driving Lanes:	56,259 sf

Total Lot Coverage:	110,062 sf
Total Lot Size:	230,628 sf
Coverage Percentage:	47.7% Impervious Area (percentage coverage)

There will be approximately 6,200 CY of site cut, 5,800 CY of site fill leaving a net of 400 CY of cut and haul.

No trees exist on site, therefore, no trees are to be removed. There is no expectation or current plans to dedicate any portion of the property to the City.

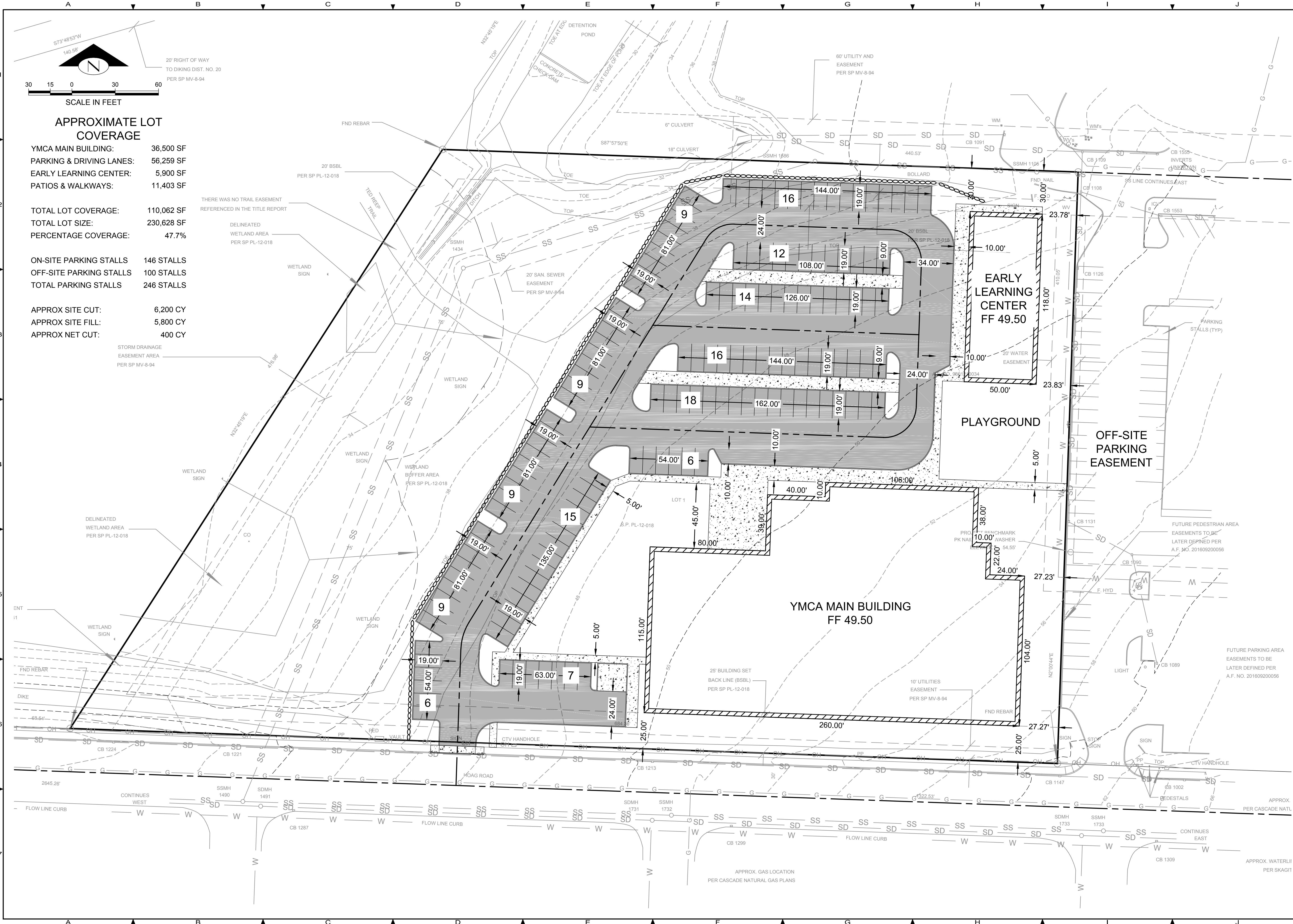
If you have any questions, comments, or concerns please don't hesitate to contact me.

Sincerely,



Jeremy McNett, Assoc. AIA
Owner's Representative, SVF YMCA

CAD FILE NUMBER: P:\CLIENTS\YMCA SKAGIT\NEW YMCA MV FACILITY\DWG\PROPOSENR_YMCA SITE PLAN_16.DWG
DATE: 2/8/2017 11:19 PM - SHEET SET: ### - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2016



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FIELD VERIFY GRADES, UTILITIES, & ALL
OTHER EX FEATURES & CONDITIONS. IF
CONDITIONS ARE NOT AS SHOWN &/OR
PLANS CANNOT BE CONSTRUCTED AS
SHOWN, CONTACT DCG PRIOR TO
CONSTRUCTION.

OWNER: SKAGIT VALLEY FAMILY YMCA
215 EAST FULTON STREET
MOUNT VERNON, WA 98273
PROJECT: SKAGIT COUNTY FAMILY YMCA
1901 HOAG ROAD, MOUNT VERNON, WA 98273
PRELIMINARY SITE PLAN

PROJ. MANAGER: DO
DESIGNED BY: NMD
DRAWN BY: NMD
CHECKED BY: DO
SCALE: SCALE AS SHOWN
DATE: 2/8/2017 REV. A SHEET 1 OF 1

SHEET NUMBER
C01